



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, August 9, 2006

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

**COMMISSION MEMBERS:**

PHILIP SUDING, Chair – Present  
 WILLIAM LA VOIE, Vice-Chair – Present  
 LOUISE BOUCHER – Present  
 STEVE HAUSZ – Present 1:35 p.m. to 1:41 p.m. and at 2:27 p.m.  
 VADIM HSU – Present 1:38 p.m. to 4:24 p.m. and 4:47 p.m. to 4:58 p.m.  
 FERMINA MURRAY – Absent  
 SUSETTE NAYLOR – Present  
 ALEX PUJO – Present  
 CAREN RAGER – Absent  
 DR. MICHAEL GLASSOW – Absent  
 ROGER HORTON – Absent  
 WILLIAM MAHAN – Absent

**ADVISORY MEMBER:**

**CITY COUNCIL LIAISON:**

**PLANNING COMMISSION LIAISON:**

**STAFF:**

JAIME LIMÓN, Design Review Supervisor – Present 1:37 p.m. to 1:48 p.m. and 3:19 p.m. to 3:36 p.m.  
 JAKE JACOBUS, Urban Historian – Present  
 SUSAN GANTZ, Planning Technician II – Present  
 GABRIELA FELICIANO, Commission Secretary – Present

Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)

<b>HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST</b> (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<u>Master Application &amp; Submittal Fee</u> - (Location: 630 Garden Street) <u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <u>Plans</u> - three sets of <u>folded plans</u> are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
<b>PRELIMINARY REVIEW</b>	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	<u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

**PLEASE BE ADVISED**

The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.

The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Historic Landmarks Commission (HLC) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.

All approvals made by the HLC are based on compliance with Municipal Code Chapter 22.22 and with adopted HLC guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.

The Commission may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.

The Commission may refer items to the Consent Calendar for Preliminary and Final Historic Landmarks Commission approval.

Preliminary and Final Historic Landmarks Commission approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.

**Items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Commission took action or rendered its decision. The scope of this project may be modified under further review.**

**AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

**AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov). If you have any questions or wish to review the plans, please contact Susan Gantz, at (805) 564-5470 between the hours of 8:30 a.m. to noon and 1:00 p.m. to 4:00 p.m., Monday through Friday.

**LICENSING ADVISORY:**

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

**NOTICE:**

- A. That on August 4, 2006 at 4:00 P.M., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov).
- B. This regular meeting of the Historic Landmarks Commission will be broadcast live and rebroadcast in its entirety on Friday at 1:00 P.M. on Channel 18 and again the following Friday at 1:00 P.M. on Channel 18.

**GENERAL BUSINESS (1:30):**

## A. Public Comment:

Any member of the public may address the Historic Landmarks Commission for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

No public comment.

## B. Approval of the minutes of the Historic Landmarks Commission meeting of July 26, 2006.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of July 26, 2006, with correction.

Action: Boucher/Pujo, 5/0/0. (Hausz/Hsu/Murray/Rager absent.)

## C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by William La Voie.

Action: Pujo/Naylor, 5/0/0. (Hausz/Hsu/Murray/Rager absent.)

## D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

## 1. Ms. Gantz announced the following changes to the agenda:

a) Commissioners Rager and Murray will be absent.

b) Commissioner Naylor will be stepping down from Items 1 and 9, 320 E. Victoria Street and 2300 Garden Street, respectively.

## 2. Mr. La Voie asked to be added to the De La Guerra Plaza subcommittee list.

## E. Subcommittee Reports.

No subcommittee reports.

## F. Possible Ordinance Violations.

No violations reported.

**HISTORIC STRUCTURES REPORT**

1. 320 E VICTORIA ST R-3 Zone  
(1:36) Assessor's Parcel Number: 029-131-005

Application Number: MST2004-00511

Owner: Victoria Garden Meadows

Architect: Dennis Thompson

Agent: Alexandra Cole

(This is a second revision of the project description. Proposal to retain the front, two-story portion of an existing single-family residence, add a new porch at the street façade, remove the one-story portion at the rear of the house, and add a new two-story addition. Also proposed is to demolish an existing storage shed and garages at the rear of the property and construct three new residential units with four attached two-car garages accessed from the public alley. The new units are proposed to vary between 1,000 and 1,800 square feet each and total approximately 6,931 net square feet, including the new garages.)

**(Review of Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates.)**

Present: Alexandra Cole, Architectural Historian  
Jeff King, Thompson Naylor Architects

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, stated that in a previous Historic Structures Report the house was found to have historic merit. This report is an analysis of the developer's current proposal. Staff has reviewed the report and agrees with its recommendations and conclusions.

Motion: The Commission accepts the report and forwards the project with positive comments to the Staff Hearing Officer.

Action: Boucher/La Voie 5/0/0. Naylor stepped down. (Hsu/Murray/Rager absent.)

**CONCEPT REVIEW - NEW**

2. 1023 BATH ST R-4 Zone  
(1:41) Assessor's Parcel Number: 039-262-015

Application Number: MST2006-00467

Owner: Cathcart Living Trust

Contractor: Action Roofing

(This is a City Landmark: Botiller-Grand Adobe, and is located outside of El Pueblo Viejo Landmark District. Proposal to replace an existing shake roof with two-piece mission tile.)

**(PROJECT REQUIRES FINDINGS FOR ALTERATIONS TO A CITY LANDMARK. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)**

Present: Sharon Fritz, Action Roofing

Staff Comments: Jake Jacobus, Associate Planner/Urban Historian, expressed concern over changing the roof material. He explained that the house was built in 1844 and is a late era adobe and resembles a Monterey style house with shake roof. There is no evidence that the house ever had a bell tower roof on it. It is Staff's opinion that the house initially had a wood shake roof.

Motion: Final approval of a replacement wood shake roof with the following comments and conditions: 1) The proposed two-piece mission tile is not acceptable for this structure. 2) The Commission supports the use of a replacement wood shake roof. 3) Special consideration is given to this Landmark building constructed in 1844 that most likely would have had a wood shake roof, which is consistent with the period and style of architecture. Therefore, applicant shall request variance from both the Fire and Building Departments to reinstall an appropriate wood shake roof. 4) Historic Resource Findings are made as follows: The restoration of the roof contributes to the life and preservation of this resource.

Action: La Voie/Hsu, 6/0/0. (Hausz/Murray/Rager absent.)

### **CONCEPT REVIEW - NEW**

3. 1811 STATE ST C-2/R-4 Zone

(1:47) Assessor's Parcel Number: 027-031-012  
Application Number: MST2006-00468  
Owner: 1811 State Street, LLC  
Architect: Tom Ochsner

(Proposed façade remodel of an existing two-story commercial building and minor third floor addition of approximately 36 square feet to provide rooftop access.)

**(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)**

Present: Tom Ochsner, Project Architect

Public comment opened at 1:52.

Mr. Kellam De Forest asked when the building was built and how a fairly modern commercial structure can be converted and given a Spanish Revival façade. Mr. Jacobus responded that the structure was constructed in 1960.

Public comment closed at 1:54.

Motion: Continued indefinitely for applicant to restudy simplifying the façade and the roof access element.

Action: Pujó/La Voie, 6/0/0. (Hausz/Murray/Rager absent.)

**FINAL REVIEW**

4. 1210 STATE ST C-2 Zone

(2:08) Assessor's Parcel Number: 039-183-019  
Application Number: MST2005-00323  
Owner: Granada Tower, LLC  
Architect: Cearnal Andrulaitis, LLP

(This is a revised project description: This structure is on the City's List of Potential Historic Resources. Proposal to convert the 7th and 8th and a portion of the 9th floors (approximately 6,444 square feet) from office space to 2 residential condominium units. The project also includes replacing the existing exterior fire escape with a new stair tower, replacing the existing wood frame roof structure with a new steel frame roof structure, constructing a recessed rooftop mechanical equipment well with roof access stairs, adding rooftop dormers and windows, and reopening existing window rough openings (2 windows each on six floors), and adding wrought iron railing at the 7th floor patio on the south elevation of the Granada Tower. This is on the City's Potential Historic Resources list.)

**(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 043-06.)**

Present: Brian Cearnal, Architect  
Diana Kelly, Project Manager  
Alexandra Cole, Architectural Historian

Public comment opened at 2:14.

Mr. Kellam De Forest asked if the painted "Granada Center" sign will be removed. Mr. Cearnal responded that there are no plans to do so.

Public comment closed at 2:15.

Motion: Continued for architect to provide a sample replicating the former metal tile roof on the building as desired by the Commission for the restoration project.

Action: La Voie/Hsu, 3/3/1. Hausz/Pujo/Suding opposed. Naylor abstained. (Murray/Rager absent.)

Motion failed.

**Substitute**

Motion: Continued two weeks with the following comments and request: 1) Applicant is to provide samples for review in place on the roof, as opposed to photographs, of both the proposed solution and the replicated metal tile approach, with a patina finish, that would most closely approximate the period of significance of the building. 2) Staff is to review the audio recording of the previous HLC meeting to see what the Commission's direction was with respect to the roof material.

Action: Hsu/Naylor, 6/1/0. Suding opposed. (Murray/Rager absent.)

**CONCEPT REVIEW - NEW**5. 610 STATE ST C-M Zone

(2:50) Assessor's Parcel Number: 037-132-019  
Application Number: MST2006-00443  
Owner: PDJ Partnership  
Applicant: Rita Ferri

(Proposal to install eight mixed-media sculptures at eight locations in the public right-of-way beginning at 610 State Street and ending at 1235 State Street.)

Present: Ginny Brush, County Arts Commission  
Robert Dykus, Contractor

Motion: Final approval of project as submitted.

Action: La Voie/Naylor, 7/0/0. (Murray/Rager absent.)

**CONCEPT REVIEW - NEW**6. 1730 ANACAPA ST E-1 Zone

(2:57) Assessor's Parcel Number: 027-111-015  
Application Number: MST2006-00388  
Owner: Monte C. & Patricia R. Fligsten Trust  
Designer: Laura Hanson Design

(This dwelling is on the City's Potential Historic Resource list: Hall Cottage/Park Residence, and is located outside of El Pueblo Viejo Landmark District. Proposal for a 592 square foot first floor addition and a 1,210 square foot second floor addition to an existing 2,946 square foot, two-story residence on a 25,313 square foot lot. The project would result in a 4,748 square foot structure. The parcel is also developed with a 748 square foot detached three-car garage with a 464 square foot accessory space above.)

**(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)**

Present: Monte Fligsten, Owner  
Douglas Reeves, Architect  
Laura Hanson, Designer

Motion: Preliminary approval of project and an indefinite continuance for applicant to return with details.

Action: La Voie/Hausz, 7/0/0. (Murray/Rager absent.)

**CONCEPT REVIEW - NEW**

## 7. 914 SANTA BARBARA ST

C-2 Zone

(3:08) Assessor's Parcel Number: 029-292-031  
Application Number: MST2006-00444  
Owner: State of California  
Applicant: Santa Barbara Trust for Historic Preservation  
Architect: Harrison Design  
Architect: Heritage Architecture

(Proposal to demolish three existing buildings totaling 1,500 square feet, relocate two buildings, and construct two new parking lots providing 16 parking spaces. The proposal also includes rehabilitation of the Alhecama theatre with ADA compliant restrooms, new seating, and technical upgrades, and exterior improvements including new awnings, paint, landscaping and hardscaping. This project involves three parcels: APN 029-291-007 (915 Santa Barbara Street); APN029-292-027 (219 E. Canon Perdido Street); and APN 029-292-031 (209 E. Canon Perdido Street, 914 Santa Barbara Street, and 916 Santa Barbara Street).)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND COMPLIANCE WITH EL PRESIDIO DE SANTA BARBARA STATE HISTORIC PARK PRELIMINARY GENERAL PLAN, MARCH 1987.)**

Present: *Harrison Design Associates*  
Anthony Spann, Architect  
Glenn Deisler, Project Manager  
  
*Santa Barbara Trust for Historic Preservation*  
Jarrell Jackman, Executive Director  
Mike Irnwalle, Senior Archaeologist  
Sally Fohse, Associate Director of Business Affairs  
  
*Ensemble Theatre*  
Susan Northop, Board President  
and Sam Zodea, Director

Public comment opened at 3:32.

Mr. Kellam De Forest asked how many parking spaces will be provided and who they are for. He also asked if the difficulty of parking for the patrons of the Alhecama theatre will still exist and what other parking arrangements can be made. He commented that the hospital building was moved from Las Positas Road and could probably be moved back. Mr. Spann responded that the relocation of the hospital building will be considered. The Alhecama Theatre Trust owns the parking area across the street and it can be used when the theatre is open. Mr. Jacobus added that another solution is to look for alternate parking off-site.

Public comment closed at 3:33.



- Motion: Continued indefinitely awaiting the Historic Structures Report with the following comments: 1) Some of the Commissioners do not support the movement of the buildings since they have been in context since 1888. 2) Continue enhancing the randomized feeling of the buildings on the site. 3) Consider raising the scale at the streetscape. 4) The area in front of the theatre would be fitting as a simple courtyard, not with a lot of paving and delineated spaces. 5) Study shielding the exposed parking area. 6) Incorporate planting to soften the parking lots. 7) The disbursement of parking around the edges on the plan, the removal of the driveway that bisects the site, and the retention of the artist rental space in the back are appreciated.
- Action: Boucher/Hausz, 7/0/0. (Murray/Rager absent.)

**\*\* THE COMMISSION RECESSED FROM 3:36 P.M. TO 3:51 P.M. \*\***

**CONCEPT REVIEW - NEW**

8. 1926 SANTA BARBARA ST E-1 Zone  
 (3:51) Assessor's Parcel Number: 025-382-022  
 Application Number: MST2006-00177  
 Owner: Michael and Amy Mayfield  
 Architect: Vadim Hsu

(This is on the City's List of Potential Historic Resources: Kennedy House. Proposal for a one-bay addition to an existing detached two-car garage resulting in a three-car garage, a 500 square foot second-story accessory space above the garage, and to construct a new swimming pool and open cabana for an existing single family residence on a 28,834 square foot lot.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

Present: Vadim Hsu, Architect  
 Pat Brodie, Landscape Designer  
 Kim Kimbell, Attorney  
 Amy Mayfield, Owner

Public comment opened at 4:01.

Robert Else, owner of 1914 Santa Barbara Street, expressed concern over the location and size of new structures, the impact on the views from and to adjacent historic buildings, and the impact on the setting and integrity of the historic site.

Mr. Kellam De Forest, resident, expressed concern over the *cabaña* pavilion greatly impacting the landscape of the property, and commented that there now appears to be less trees shown on the plans than originally proposed.

Public comment closed at 4:07.

- Motion: Preliminary approval and indefinitely continued with the following conditions:  
 1) Reduce the garage plate height to eight feet and the studio to be between 7'6" to 8'.  
 2) Simplify the garage stairs' balustrade to an iron style railing. 3) Provide an arborist report for the existing Oak indicating the pool's impact to this tree. 4) Restudy the arches on the east and west elevation of the pool *cabaña*.
- Action: Pujó/Boucher, 6/0/0. Hsu stepped down. (Murray/Rager absent.)

**CONCEPT REVIEW - CONTINUED**

9. 2300 GARDEN ST E-1 Zone

(4:24) Assessor's Parcel Number: 025-140-018  
Application Number: MST2006-00311  
Owner: SRS Garden Street, LLC  
Applicant: Mary Rose & Associates  
Architect: Machin & Mead  
Contractor: Plant Construction

(This structure is on the City's List of Potential Historic Resources. Proposed upgrade of site utilities including electrical, gas, and plumbing comprised of trenchwork on existing roadways and in front of the main building, new transformer on concrete pad, new switchgear, and four new fire hydrants. Accessibility improvements will be in conformance with current California Building Code to be implemented in phases related to building upgrades under separate permits. Some parking spaces are proposed to be either slightly shifted or relocated to accommodate accessibility route.)

**(Third Concept Review.)**

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND HISTORIC RESOURCE FINDINGS.)**

Present: Mary Rose, Agent  
George Machin, Architect  
Alexandra Cole, Architectural Historian

Public comment opened at 4:36.

Mr. Kellam De Forest, resident, stated that the width was chosen so that it would mimic the Hoffman House entrance and hopes the entrance can be kept as narrow as it is now. He asked if there is traffic circulation around the site and if there is a way to have a separate one-way entrance and a one-way exit, rather than a long two-lane road. Ms. Rose responded that the road currently operates as a two-way traffic, but it will be restudied.

Public comment closed at 4:39.

Motion: Continued two weeks with the following comments: 1) The Commission finds the proposed pedestrian access acceptable and suggests providing an arch at the wall opening for the pedestrian access. 2) Reduce the driveway width. 3) Organize the location of the lamp posts. 4) Provide foot candle plot and cut sheets on the light fixtures.

Action: Pujo/Boucher, 6/0/0. Naylor stepped down. (Murray/Rager absent.)

**CONCEPT REVIEW - CONTINUED**

10. 1900 LASUEN RD R-2/4.0/R-H Zone

(4:57) Assessor's Parcel Number: 019-170-022  
 Application Number: MST2005-00490  
 Owner: Orient Express Hotels  
 Architect: Henry Lenny  
 Applicant: Project Solutions, LLC  
 Business Name: El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

**(Continued review of Main Building, Group B.)**

**(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 057-04.)**

Present: Henry Lenny, Architect  
 James Jones, Representing Ownership  
 Trish Allen, Suzanne Elledge Planning and Permitting Services

Motion: Preliminary approval of the Main Building with changes as proposed to the exit corridor.  
 Action: Pujo/Hausz, 6/0/0. (Hsu/Murray/Rager absent.)

**CONCEPT REVIEW - CONTINUED**

11. 1900 LASUEN RD R-2/4.0/R-H Zone

(5:06) Assessor's Parcel Number: 019-170-022  
 Application Number: MST2005-00490  
 Owner: Orient Express Hotels  
 Architect: Henry Lenny  
 Applicant: Project Solutions, LLC  
 Business Name: El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

**(Continued review of proposed valet parking structure and tennis court, Group L.)**

**(COMMENTS ONLY; THIS PORTION OF THE PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)**

Present: Henry Lenny, Architect  
James Jones and Minh Pham, Representing Ownership  
Trish Allen, Suzanne Elledge Planning and Permitting Services

Motion: Continued two weeks with the requirement that the applicant provide an elevation from the street side and a resolution of the visibility.

Action: La Voie/Hausz, 6/0/0. (Hsu/Murray/Rager absent.)

### **CONCEPT REVIEW - CONTINUED**

12. 1900 LASUEN RD R-2/4.0/R-H Zone

(5:14) Assessor's Parcel Number: 019-170-022  
Application Number: MST2005-00490  
Owner: Orient Express Hotels  
Architect: Henry Lenny  
Applicant: Project Solutions, LLC  
Business Name: El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

**(Continued Concept Review of alternate swimming pool/fitness center design of Group E.)**

Motion: Continued two weeks at the applicant's request.

Action: Boucher/Pujo, 6/0/0. (Hsu/Murray/Rager absent.)

### **CONSENT CALENDAR**

#### **NEW ITEM**

A. 302 W MICHELTORENA ST R-4 Zone

Assessor's Parcel Number: 027-212-012  
Application Number: MST2006-00448  
Owner: Ruben Montes

(This property is on the City's List of Potential Historic Resources. Proposal for construction of a patio cover, door alteration, and exterior utility hookups at an existing six-unit residential structure located on a 6,381 square foot lot.)

Continued two weeks with the following comments: Proposal is not acceptable. Porch addition with changes is acceptable. External water heater, washer/dryer, and kitchenette are not acceptable as proposed.

**REVIEW AFTER FINAL****B. 315 W CARRILLO ST C-2 Zone**

Assessor's Parcel Number: 039-302-030  
 Application Number: MST2003-00471  
 Owner: Housing Authority of the City of Santa Barbara  
 Architect: Brian Cearnal & Christine Pierron  
 Designer: LNI Custom Manufacturing

(The Housing Authority of the City of Santa Barbara (HASB) is proposing to demolish the existing commercial structures and construct 61 efficiency units and one manager's unit. Each unit would be 216 square feet in size and restricted to affordable rental housing targeted to households at or below sixty percent (60%) of area median income. The building would be a maximum of three stories in height, contain 2,051 square feet of common building area for resident services, and have 5,759 square feet of landscaped courtyards. Seventeen parking spaces would be located in a ground level parking garage and 10 guest spaces would be provided off site.)

**(Review After Final of design for security gates B1 and C.)**

Final approval of the Review After Final as submitted.

**REVIEW AFTER FINAL****C. 1026 SANTA BARBARA ST C-2/R-3 Zone**

Assessor's Parcel Number: 029-212-022  
 Application Number: MST2003-00638  
 Owner: Donald V. Shackelford  
 Engineer: Basem Aweinat  
 Agent: Carol Mc Gurk  
 Applicant: Stephan Meurer

(Proposal for a groundwater remediation system for the former Culligan water treatment company. This work would involve trenching activities on adjacent parcels and the remediation system would be physically located on the corner of a County parking lot on Garden Street, APN 029-212-011.)

**(Original approval granted by HLC 7/21/04 for a one-year period beginning August 2005 under BLD2004-01905.)**

Final approval as submitted for a two-year period.

**NEW ITEM****D. 831 SANTA BARBARA ST C-2 Zone**

Assessor's Parcel Number: 031-011-004  
 Application Number: MST2006-00456  
 Owner: Maury Jurkowitz  
 Business Name: Our Daily Bread

(Proposal for outdoor dining furniture at sidewalk to include five tables and 14 chairs at Our Daily Bread bakery.)

Final approval as submitted.

**REVIEW AFTER FINAL**

## E. 715 SANTA BARBARA ST C-2 Zone

Assessor's Parcel Number: 031-081-007  
Application Number: MST2006-00279  
Owner: Santa Barbara Historical Society  
Architect: John Pitman  
Contractor: Frank Schipper

(Proposal for a new parking lot, electrical enclosure, and landscaping to be installed after completion of separately permitted site remediation on two of three sites for the Santa Barbara Historical Museum (APNs 031-081-005 & 031-081-007) located at 715 Santa Barbara Street and 118 East de la Guerra Street. The third site at 136 E. de la Guerra is within the County's jurisdiction.)

**(Review After Final of three new light standards in parking lot.)**

Final approval of Review After Final as submitted.

**NEW ITEM**

## F. 301 PASEO NUEVO C-2 Zone

Assessor's Parcel Number: 037-400-015  
Application Number: MST2006-00472  
Owner: Redevelopment Agency/Santa Barbara  
Agent: Glen Morris  
Applicant: Paseo Nuevo Assoc.

(Proposal to paint the façade of a commercial building (formerly April Cornell retail store) located in El Pueblo Viejo Landmark District.)

Continued two weeks.

**NEW ITEM**

## G. 232 E VICTORIA ST C-2 Zone

Assessor's Parcel Number: 029-122-008  
Application Number: MST2006-00471  
Owner: Rachel Tierney  
Designer: Janet Gander Guy  
Applicant: Blue Chip Cleaners

(Proposal for minor alterations to a commercial building in El Pueblo Viejo Landmark District consisting of replacement of an existing door with a window, replacement of an existing window with a pair of French doors, and painting the exterior.)

Final approval with recommendation that the color Benjamin Moore HC51 (per color sample submitted) be given an overwash or use a lime wash paint.

**REVIEW AFTER FINAL**

H. 1900 LASUEN RD R-2/4.0/R-H Zone

Assessor's Parcel Number: 019-170-022  
Application Number: MST99-00305  
Owner: Orient Express Hotels  
Architect: Henry Lenny  
Agent: Project Solutions, LLC  
Business Name: El Encanto Hotel

(This site is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase I and includes buildings 11 ("Wishing Well"), 14 ("Twin Pines"), 15 ("Waterfall"), and 16 ("Geranium"). Review of additional phases will follow.)

**(Review of Letter Addendum to Historic Structures/Sites Report for Building 16 of Group A prepared by Alexandra C. Cole, Preservation Planning Associates, to remove and reinstall plaster for waterproofing purposes.)**

Final approval of Review After Final as submitted.

**\*\* MEETING ADJOURNED AT 5:15 P.M. \*\***